

Dan Gravatt/R7/USEPA/US

05/20/2009 08:05 AM


To Stephanie Doolan/R7/USEPA/US@EPA

cc

bcc

Subject Fw: Subslab vapor intrusion system installation at SECO Products

History:

 This message has been replied to.

FYI.

Daniel R. Gravatt, PG
US EPA Region 7 AWMD / RCAP
901 North 5th Street, Kansas City, KS 66101
Phone (913) 551-7324 Fax (913) 551-7201

----- Forwarded by Dan Gravatt/R7/USEPA/US on 05/20/2009 08:05 AM -----



Alan Cork
<Alan.Cork@erm.com>

05/11/2009 03:32 PM

To Dan Gravatt/R7/USEPA/US@EPA

cc "meagan.boyd@dnr.mo.gov" <meagan.boyd@dnr.mo.gov>,
"david_sordi@irco.com" <david_sordi@irco.com>

Subject RE: Subslab vapor intrusion system installation at SECO Products

Dan, we have initiated the following SSDS installation activities at the Site:

- 1) April 9, 10, and 13 - Demolition of old SVE blower house and cleanup of debris
- 2) April 14, 15, and 16 - Installation of former vapor degreaser pit ventilation system from basement area to interior roof line. For efficiency and economics, will complete installation of ventilation piping for former vapor degreaser ventilation system along with other system overhead piping to be installed at a later date.
- 3) April 16 and 17 - Had contractor cut pipe manifold opening in exterior walls at the location of the new blower house construction location. Covered openings with plywood for security until new blower house is constructed.
- 4) April 21, 22, 23, and 24 - Constructed main portions of new blower house for SSDS system in location of former SVE blower house.
- 5) April 27, 28, and 29 - constructed pipe penetration inserts for wall openings. Finished roofing, siding, and installation of fans, vents, and heaters. Electrician began running electric in new blower house.
- 6) May 6 - Door for new blower house arrives at Lowe's, pick-up and install door. Install finish trim around door and caulking.

Upcoming Planned Work:

- 1) Week of May 11 - Repair downspout and complete penetration through blower house. Start construction of blower manifolds. Finish-up electrical work.

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2) Week of May 18 - Finish-up construction of blower manifolds and wrap-up any final electrical work in new blower house.

Concerning any information about a proposed move-out day by Colt Industries, we have only historically been told by the owner of a rough "unofficial" timeframe and that a new tenant would be moving in January 2010. The "unofficial" timeframe for move out by Colt was originally placed at 90-day from approximately April 9, 2009, so around July 9, 2009. However, after speaking with the property owner about a month ago, it looked like the "unofficial" timeframe was more like 110-days after April 9, so around the end of July (+/- July 29, 2009). Per my most recent conversation with the property owner on Friday, May 11, he still has not received "official" notification of a move out by Colt. However, "unofficially" he indicated that the speculated move-out time frame would be sometime in September. While, ERM and IR are not a spokesperson from the property owner, we are working with them to nail down an expected move-out date for Colt, so we may proceed, unimpeded with the install of the interior SSDS components.

Based upon the above "unofficial" move-out schedule the earliest we could start on the interior intrusive activities would likely be in September. As indicated in my April 10 e-mail, for efficiency in construction IR would want to wait to do the bulk of the interior work until after Colt has vacated, or at least removed the majority of their warehoused materials. Since approval of our work plan in Nov 2008, more materials are being warehoused at the facility by Colt, and other tenants, severely limiting surplus space where warehoused materials can be temporarily relocated to accommodate construction activities. These warehouse space limitations will make it extremely difficult and inefficient to attempt to complete the bulk of the interior work prior to the facility being partially or entirely vacated. We will continue to work with the property owner to nail down a move-out date for Colt.

Under conditions where we have un-impeded work activity access, it will take approximately two (2) months to complete the interior work.

Should you have any questions or comments please do not hesitate to contact me.

Regards,

Alan J. Cork, P.E.
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<http://www.erm.com>

-----Original Message-----

From: Gravatt.Dan@epamail.epa.gov [mailto:Gravatt.Dan@epamail.epa.gov]

Sent: Thursday, May 07, 2009 11:40 AM
To: Alan Cork
Cc: meagan.boyd@dnr.mo.gov; david_sordi@irco.com
Subject: Subslab vapor intrusion system installation at SECO Products

Alan,

What is the current status of the subslab vapor intrusion system installation at SECO Products? Your last email of about a month ago indicated that you were proceeding with some of the early work to support this system. Also, has the move-out date of the tenant (Colt Industries) been confirmed?

My management has been pressing me to get a definite construction completion date for this project, as this milestone is one our group has committed to achieving this fiscal year. The schedule in the workplan (dated October, 2008) is no longer applicable. I need from you a firm schedule for the remainder of the work to complete this installation, with a completion date of no later than September 11, 2009. Please provide this schedule by next Friday, May 15th.

Sincerely,
Daniel R. Gravatt, PG
US EPA Region 7 AWMD / RCAP
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